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Heritage Assessment Statement:

The Grove School, Grove Road, Portland

1. Introduction

- 1.1 This Heritage Assessment Statement has been prepared in support of a Planning Application and Listed Building Consent Application on behalf of Fortuneswell Development's Limited for the conversion of the Grove School, Grove Road, Portland to a five units of residential accommodation over two floors. The Grove School is a Grade II* listed building within the Grove Conservation Area.
- 1.2 The proposal is for alterations and conversion of the former infants' school into two 'houses' in what were school rooms and three flats with mezzanine floors in what were the large school halls. The proposed development also includes the making of a vehicular access in the Grove Road boundary wall.
- 1.3 This Heritage and Design Statement should be considered together with the photographs in the Room Record, Setting & Access and Elevations documents that were used to inform the heritage assessment, which in turn was the basis for the principles of the conversion and the subsequent detailed design concepts. These are set out in Drawing Nos 2014 34 02/03/04/05/06/07/08/09.

2. The Grove School

- 2.1 The Grove School is a Grade II* listed building and the list description is attached as Appendix 1. It was first listed in September 1978 and amended following a Review of the Portland List in May 1993. It is of note that the rear boundary wall that encloses the Young Offenders' Institute (YOI) is included in the listing. Some of the principal matters referred to in the listing description for the Grove School are:-
 - It is a richly detailed and confidently handled Romanesque Revival building with a cruciform plan. The building is a very lively and carefully articulated design.
 - It is little altered within, and, with the supporting documents, it is an important survival of C19th social history.
 - A lofty stone wall divides the playground at the rear of the building.
 - The boundary walls to the Grove [presumably Grove Road] are also important to the setting of the School.
 - It forms part of a major group of buildings – the Church of St Peter's, Vicarage School House, School and Alma Terrace - developed as the result of the

establishment of the prison here (1848).

- 2.2 Architecturally the School shares a similar style to the Church of St Peter's and all the buildings and walls that are identified as forming the School's setting are built with ashlar or 'dressed' Portland stone. The boundary wall to Grove Road is not included in the original listing but its contribution to the setting of the School was recognised in the 1993 amendment to the List.
- 2.3 As the accompanying photographs show (see Elevations, and Settings and Access documents) the School and the adjoining buildings make an exceptional group of listed buildings that make a significant contribution to the character and appearance of the Grove Conservation Area. The School was designed and built to be seen 'in the round' with all elevations having the same sense of scale, architectural detail and high quality stonework. This is only marginally compromised on the rear (north east) elevation by the modern conservatory and lean-to to roofed timber shelter.
- 2.4 It would seem that a single- storey lean to extension was added to the north west corner of the building in 1898. This was skilfully done but the stonework lacks some of the architectural detail of the rest of the building. This also explains why some of the original windows that lit the stairwell are now enclosed within the building.
- 2.5 The listed building description refers to the "substantial remains of the former privy blocks set back against the outer boundary wall". This was the original Victorian toilet block that was unfortunately demolished by Dorset County Council in 1991. While such action may be understandable it is an unfortunate loss in the context of the social history of the building. It also meant that toilets have been installed throughout the School.
- 2.6 The interior of the building as mentioned in the description is little altered in its principal room proportions and the scale of the spaces they provide. There is of course the paraphernalia required by modern schooling, principally toilets and kitchens but these works are easily reversible.
- 2.7 However, unlike the exceptional architectural detail of the exterior of the building the interior is very plain and devoid of such detail, with the exception of the cantilevered Portland stone staircase with iron balusters, the large plaster skirting throughout the building and some original panel doors. The chimney breasts remain but no original fireplaces are visible (see the Room Record document photographs).

3. Planning History

- 3.1 There is very little planning history for the School. The 1991 listed building consent to demolish the toilet block and another for internal alterations and fire precaution works in 2001. In addition the erection of a galvanised fire escape to first floor was refused in 2001. In the same year it was agreed that one sycamore could be felled.

- 3.2 The most relevant part of the School's planning history is the recent pre-application process in 2013 (13/00095/PREAPP). The then owners submitted 3 options for consideration in regard to converting the School to residential use. The 3 options were: A. 3 apartments; B. 2 houses and C. 4 apartments. The Borough Council also consulted English Heritage (EH) in regard to the pre-application consultation because of buildings Grade II* status.

(It should be noted that English Heritage will become Heritage England during the processing of this application but the current title of the organization will be retained for ease of reference.)

- 3.3 It is of note that EH were surprised that the Ministry of Justice – the previous owners of the School - had not consulted with them before its disposal. Such a consultation is required to be in accordance with guidelines EH has developed with government departments for the disposal of their heritage assets.

- 3.4 English Heritage state that:-

“Had the normal protocols been followed, then options for reuse should have been considered prior to the sale..... and disposal should have been accompanied by clear information for any vendor regarding the significance of the school as a heritage asset In the absence of any of those processes occurring, we are left with a highly graded building now facing a seemingly inevitable change of use without its new owners being aware of its considerable heritage interest at the time of their acquisition.”

- 3.5 EH would prefer that the building remained in educational or community use as part of considering a sequential approach to different uses for the building. This is discussed further below.

- 3.6 EH also recognised that residential conversions tend to require greater level of subdivision than other uses due to the requirement of extensive facilities and manageable living spaces.

- 3.7 In this context the Borough Council's Senior Design and Conservation Officer stated that:-

“The existing plan form should be an impetus for the change of use if indeed no other community use can be found. This building could potentially offer a unique opportunity for a live/work arrangement with generous window openings providing natural light and ventilation combined with open plan kitchen/ dining/ living accommodation and a more ad hoc approach to bedrooms and integral bathrooms.”

- 3.8 Consequently, the conversion of the building to residential use is tacitly accepted in the observations of the Borough Council and not specifically opposed by EH, while

both express a preference for alternative uses.

- 3.9 The Borough Council's Senior Design and Conservation Officer also went on to state that:-

"It is extremely unlikely that there is scope to further subdivide the buildings into more than a 2 bedroom unit and a single bedroom unit without drastically diminishing the significance of the Grade II listed building."*

Unfortunately limiting the conversion to two residential units is not an economically viable one. An option, in part, precluded by the Ministry of Justice not observing its own protocols and consulting English Heritage prior to disposal of the School.

- 3.10 It would seem that Option B of the pre-application submissions was discussed on site. Although only two houses the subdivision into five bedrooms and numerous bathrooms/ensuites, the insertion of dormers into the roofspace and demolition of walls to convert windows to doors would have an unacceptable effect on both the exterior and interior of the building. This is confirmed by EH in support of the Borough Council's observations. Option C for four units also seems to propose unnecessary external alterations and internal subdivisions that work against the 'grain' of the interior spaces of the building.
- 3.11 Option A for converting to just three units also seems to require unnecessary subdivision and, although far more limited, some external alterations. These works are also associated with the subdivision of the School grounds and a very wide splayed access demolishing the existing stone wall, with a large area of car parking beyond.
- 3.12 The proposals that accompany this Heritage and Design Statement have noted the comments and observations made by officers of the Borough Council and English Heritage in regard to the 3 options submitted with the pre-application. To protect the significance of the building it clearly is essential to undertake as few external alterations as possible and to permit appreciation of the tall well lit spaces provided by the double height rooms.
- 3.13 The Grove School as a Grade II* listed building is of outstanding architectural and historic importance and its long term protection and preservation is clearly of paramount importance. However, this can only be achieved by finding a new economically sustainable use for the building that also recognizes the School's contribution to the heritage of the Island.

4. Alternative Uses for the School Building

- 4.1 The Grove School became redundant for the purposes of the local education authority when the Isle of Portland Aldridge Community Academy for Schooling

started to establish itself on other sites across the Island. The school has been vacant since 2012. Consequently, Grove School has no future in the educational use for which it was designed and built.

- 4.2 As suggested by English Heritage's *The Future of Historic School Buildings*, schools have long had a place in the community but the majority of parents have voted for an alternative means of delivering education on the Island that does not include Grove School in it. Consequently the adjoining communities' focus will be on the new schools that have been built or are in development to accommodate their childrens' educational needs
- 4.3 Grove School is in a somewhat remote location, even in the context of Island, let alone within South Dorset. This means the School does not lend itself to being a building that can be readily identified as suitable for a viable commercial use. This problem is further exacerbated by the constraints on vehicular access provided by, in places, the narrowness of Grove Road and extensive on-street parking and/or no-parking restrictions.
- 4.4 English Heritage's preferred option, apart from continuing educational use, is for uses that do not lead to significant subdivision of the large spaces that characterise school buildings such as Grove School e.g. community uses. An alternative community use, may have been viable, but planning permission and listed building consent was granted to convert the Old Engine Shed to an interpretation centre in May 2011. The Old Engine Shed is located just to the north of the YOI and is a Grade II listed building. This potential educational, tourism and community use has not progressed further since 2011, which is indicative of the problems of making such uses economically sustainable on the Island.
- 4.5 Similarly the nearby Church of St Peter's, which like the School is a Grade II* listed building, has been vacant for several years and is ideally suited for community use and has been used in the past for exhibitions associated with the Borough's B-side Festival and Dorset Art Week. In addition the interior of the Church benefits from exceptional architectural and decorative detail, unlike that of the School, which means that it is not suitable for conversion to residential use.
- 4.6 To have two listed buildings intended for conversion to community/educational use so close together would be a difficult undertaking even in a more central location. The fact that they have both been vacant for some time, and in regard to the Engine Shed probably two decades, points to considerable difficulty in taking such projects forward on the Island. The Church is also now held in a community charitable trust. Clearly adding a third with Grove School seems to be impracticable and unrealistic in this location.
- 4.7 EH are rightly concerned that conversion to residential use and the associated domestic requirements often lead to substantial subdivision of the halls and classrooms that are a major part of the interior character of a listed school building.

However, the longer a building stays vacant the greater the risk of it falling into disrepair. Consequently the costs of returning it to a viable use, if not addressed quickly, can turn into a spiral of neglect and, at times, structural failure that becomes increasingly costly to repair. A problem recognized in English Heritage's *Making Changes to Heritage Assets* document, which is currently the subject of consultation.

- 4.8 This is clearly not the case for the Grove School at present, but in places the lead has already been stripped off the roof and damage through vandalism has been inflicted on the rear of the property. This is in addition to the stonework repairs required particularly around windows facing the prevailing winds. In this context exposure to the Island's variable weather conditions mean that 'sooner rather than later' must be the preferred option for a future economically viable and sustainable use for the School. The alternative is demonstrated by the Church of St Peter, where its lack of constant use and maintenance means that there are extensive and costly structural repairs required before it can be put to any new use.
- 4.9 The fact that the Ministry of Justice did not follow its own guidelines agreed with E H is to be regretted. Instead the Ministry of Justice, determined to proceed with a sale of the School and meet with the Government's requirement to obtain the best return for the taxpayer when disposing of publically owned assets. Presumably on the basis that conversion to residential use was, viable and acceptable.
- 4.10 In the context of the above and to ensure the long term protection of this important listed building, the conversion of the Grove School to residential use would seem to be the only viable option.
- 4.11 However, it is of course essential that the external appearance of the building remains virtually unchanged. It is also very important that the internal character of the School, particularly the spaces that the three 'halls' provide are respected and adapted to meet the requirements of modern domestic living with as 'light a touch' as possible.

5. Legislation, Guidance, Policy and Significance

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act), provides the statutory framework for local planning authorities when making decisions in regard to the effect of development that may affect the character or appearance of listed buildings and conservation areas.
- 5.2 Section 66 of the Act requires that local planning authorities should pay special regard to the desirability of preserving the building or its setting and features of special architectural or historic interest. Section 72 of the Act requires local planning authorities to pay special attention to the desirability of preserving or enhancing the

character or appearance of conservation areas.

The National Planning Policy Framework

5.3 The National Planning Policy Framework (NPPF) constitutes guidance to the Act and is also a material consideration in determining applications. Some useful extracts are attached as Appendix 2.

5.4 In this regard applicants are required to describe the significance (para 128) of any heritage assets affected including their setting. Significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

5.5 The impact of the proposed development on the significance of designated heritage assets is then required to be assessed and the ‘harm’ caused, if any, determined (para 132). Designated heritage assets include Scheduled Ancient Monuments (SAMs), listed buildings and conservation areas and World Heritage Sites. Substantial harm to SAMs, Grade 1 and Grade II* listed buildings should be wholly exceptional and to Grade II listed buildings exceptional.

5.6 Where there is substantial harm or less than substantial harm to the significance of a designated heritage asset or its setting, then this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (para 133/134).

The Local Plan

5.7 The (NPPF) confirms that the adopted Local Plan remains the principal document in the decision-making process for local planning authorities (paras 11/12). Therefore the Weymouth and Portland Local Plan 2005 still has statutory status as part of decision-making process for the Borough Council as the local planning authority.

5.8 The Weymouth and Portland Local Plan policies B1 General Design Criteria and B8 Protection of the Character of Conservation Areas are probably the relevant policies in regard to these proposals. These are set out in Appendix 3 below.

5.9 Annex 1 to the NPPF (para 216) confirms that relevant policies in an emerging plan may also be given weight. The draft West Dorset Weymouth and Portland Local Plan is such a document at an advanced stage of preparation. This has been submitted to the Planning Inspectorate for Examination in Public and this was held in December 2014.

- 5.10 Recommended amendments to ENV 4 Built Heritage and Archaeological Remains (Heritage Assets) in the Modifications, currently the subject of consultation, now merely repeat the guidance contained in the NPPF. This seems a rather pointless exercise and brings no local interpretation to heritage policies that require additional consideration in this Statement.

Significance and Harm

- 5.11 The significance of the Grove School in the context of the definition above is clearly architectural, historic and its setting. Grade II* listed buildings are particularly important buildings of more than special interest. Only 5.5% of listed buildings are Grade II*. Consequently the NPPF recognises that substantial harm to the School's significance must be considered wholly exceptional.
- 5.12 The listed building description also refers to the importance of the building and its associated documentation as an important survival of C19th social history. Therefore, to add to this documentation a visual record has been made of the Grove School building, as part of the ongoing history of the building. This is submitted as part of this Heritage and Design Statement.
- 5.13 Its exterior architectural significance is clearly set out in the listed building description that states:-
- it is a richly detailed and confidently handled Romanesque Revival building with a cruciform plan. The building is a very lively and carefully articulated design.
- 5.14 The proposed conversion to residential use will have minimal effect on the external appearance of the Grove School building. Rooflights of traditional design are to be inserted in some roof pitches (see Drawing Nos 2014 34 02 & 09), just on the rear elevations. These are relatively small changes to the exterior of the building that should enhance some of the internal spaces of the building by bringing more light into some of the more poorly lit rooms.
- 5.15 In addition, the modern polycarbonate conservatory and open sided lean-to shelter to the rear of the building will be removed. Consequently no harm is caused to the exterior of the building and its appearance will be enhanced by the removal of the conservatory and shelter.
- 5.16 The importance of the essentially unchanged character of the interior of the building and its cruciform plan are specifically mentioned in the listed building description. The plan is further subdivided into 3 halls – one on the first floor – with large school rooms to the side with chimney breasts in one corner. The ground floor school rooms have smaller rooms attached. See the Room Record document accompanying this Statement.
- 5.17 It is this well-balanced proportion of the rooms and halls and the volume of the

double height spaces created and their relationship with the complex mix of windows that are recognized by the listing description, English Heritage and the Borough Council as having the most significance within the building. It is perhaps worth noting that the double height spaces were considered essential in addressing problems associated with educating lots of children in enclosed spaces for which the high level ventilation system provides further evidence.

- 5.18 The rooms and halls, however, although mainly tall and well-lit spaces seem to reflect the approach to children's education at that time, with the segregation of boys and girls –even in the playgrounds and very limited means of interaction between the separate parts of the school. This means there is little awareness of the cruciform plan form from within the building. It is also worth noting that the 'cruciform' plan form referred to in the listing description is, internally, significantly compromised by the other school rooms – original or otherwise.
- 5.19 In this context the interior doors and doorways, contrary to the spaces, are domestic in scale and proportionally quite narrow and seem to 'pierce' the heavy masonry walls to reluctantly permit the passage of the School's children. It would seem to provide for a variation on the Victorian adage that children should be seen and 'herded', rather than 'not heard'. Similarly, the high window cills are intended to ensure that children were not distracted by views to the outside.
- 5.20 Therefore the School has always benefitted from substantial subdivision both vertically and horizontally, principally into three 'halls' and three school rooms over two floors. Indeed this rigorous subdivision was intentionally part of its Victorian plan form. The proposed conversion reinforces this subdivision with very limited alterations to the internal fabric of the school. This would result in there being one residential unit in each hall and two residential units over two floors within the three school rooms – five units in all.
- 5.21 In comparison to the pre-application proposals this is more units. However, the proposed internal volumes of the school rooms are altered far less in comparison and it is proposed that approximately two thirds of the halls will remain undivided double height spaces. In a manner similar to which the Senior Design and Conservation Officer refers in the pre-application comments:-

"This building could potentially offer a unique opportunity for a live/work arrangement with generous window openings providing natural light and ventilation combined with open plan kitchen/ dining/ living accommodation and a more ad hoc approach to bedrooms and integral bathrooms."

There are to be no alterations or works to the exterior walls of the School building, other than essential repairs.

- 5.22 Converting the interior of the School building to residential use to meet the requirements of modern living, clearly will require some compromises and some

changes to the interior character of the building will arise. However, the conversion proposed seems to achieve an acceptable balance between retaining historic character and architectural form and an economically sustainable development through marketable residential properties.

- 5.23 The pre- application observations of the Borough Council in regard to Option B were that the impact of the proposed development would cause substantial harm to the significance of the listed building. There is no specific guidance in the NPPF as to at what level harm might be considered substantial but it is now regarded by the High Court as something approaching demolition or destruction. Therefore, for harm to be substantial, the impact on significance is required to be so serious that very much, if not all, of the significance is drained away. Whilst this may or may not have applied to the pre-application Option B this does not apply to the conversion proposed with this application.
- 5.24 The proposed works are set out in more detail below and see also Drawing Nos 2014 34 03/04/05/06/07.

6. Conversion of the Grove School – General Principles

- 6.1 Any proposals to for works to the interior of the School will be in accordance with the following principles:
- to retain as much of the original room space and volumes, wherever possible;
 - that alterations to the historic fabric should be undertaken to minimise damage to it and wherever possible they should be reversible;
 - to retain and repair historic fabric where possible;
 - that repairs should be carried out in materials that match the original – e.g. plaster repairs will be with lime plaster and
 - to remove unsympathetic later additions, alterations and extensions that harm the character of the building.
 - that alterations whether of contemporary or traditional design and detail should clearly be identifiable as being modern changes to the original fabric of the building

These principles are in accordance with the Ethics of Building Conservation adopted by the Borough Council.

- 6.2 To retain the tall well-lit double volume spaces some innovative design solutions have been adopted. The main one is the installation of a fire control water 'mist' system. This 'active' fire control system minimizes damage to the historic fabric of the building while at the same time setting aside the need for more intrusive

structural solutions such as partitions and fire doors.

- 6.3 As a consequence of installing the fire control mist system, partitions are required only for privacy for bathrooms and bedrooms. Therefore it intended wherever possible to have bedroom walls that face the double volume spaces will have 'smart glass walls. Smart glass by the means of a minute electric current turns from translucent (private) to clear glass. The use of such glass will also enable the occupants to have the flexibility to best appreciate the spaces provided according to the time of day and need for privacy.
- 6.4 In addition English Heritage's document *Making Changes to Heritage Assets* (draft February 2015) suggests that sub-division of buildings, such as the 'halls' in Grove School, that are significant for their open interiors, and long sight lines, may have a considerable impact on significance. However, in these circumstances the use of pods or other design devices that allow the entirety of the space to be read may be appropriate. In this regard the use of glass balustrading and 'smart' glass does protect the long sightlines and the entirety of the space to be 'read'.
- 6.5 The bedroom/bathroom 'pods' will be constructed in timber. These will sit on and/or be attached to the existing walls and floors of the building in such a way as to be potentially reversible with little damage to the original fabric of the building. It is recommended that the wood be limed' in a traditional manner.
- 6.6 New staircases will have to be inserted into the spaces and these will have glass treads and balustrading, where practicable. Any landings and mezzanines will also have frameless glass balustrading. Wherever possible the staircases will adopt a similar form to that of the School's original stone staircase.
- 6.7 This combination of wood and glass is intended to ensure that as much as possible that the new works to the interior of the School have a 'light' and transparent quality about them that still enable the perception of these tall spaces and windows to dominate the conversion.
- 6.8 This contemporary approach to design and detail could of course be considered controversial. However, it is of interest that in English Heritage's *The Future of Historic School Buildings* an example is provided of the Tiffin School in London. This is where a large, very modern contemporary building is considered to enhance the setting of the adjoining much older listed buildings. In a similar manner, and with the appropriate attention to detail, such an approach to design and materials should enhance the interior character of Grove School, which at present is, at best, utilitarian in appearance.
- 6.9 To avoid damage to the deep, stone skirting and the lime plaster walls it is intended to install services in floor mounted ducts adjoining the skirting. Wall-mounted ducting can already be seen in some rooms in the School, however, it is intended that the ducting and sockets etc will be metal with a high quality finish – not the plastic

used by the education authority.

- 6.10 The suspended timber floors throughout the building seem to have retained the original floor boards, although they have mainly been covered with hardboard. It is intended that the floorboards will be retained throughout; subject to their condition after the hardboard has been removed.
- 6.11 In meeting the heritage significance requirement of providing large volume spaces then the traditional radiator based systems will be ineffective in ensuring that these spaces are habitable during winter months. A more efficient and sustainable solution will be to introduce an underfloor heating system – as proposed. This will require the lifting and relaying of the existing floorboards – where they are still in situ. This should be achieved with very little further damage to the floorboards which have already suffered from the overlaying of hardboard etc. Indeed this could provide the opportunity for some works of restoration.
- 6.12 The majority of the windows are in a dilapidated condition but are capable of repair. In some cases a replacement in replica may be required. This can be agreed following a detailed condition survey of the windows. It is intended that a concealed draught-proofing system will be installed to assist in energy conservation.
- 6.13 Mechanical ventilation will use, wherever practicable, the high level, original ventilation system that externally is set into the eaves level corbelling. The design detail of the external grilles will be dependent on further investigation, because currently they are boarded-up, presumably as a means of draught-proofing. Alternatively the existing chimneys flues can be used. In regard to Units 1 & 4 mechanical extraction will be by means of slate roof vents on the lean-to roofs to the rear of the School grilles.
- 6.14 Much of the plumbing pipework can use existing connections that currently serve the school's WCs and kitchens. However, where this cannot be achieved vertical connections will be within the building, abutting existing walls and boxed in. New ground floor connections will either run with the floor joists or be inserted below them. This, in places, will require cutting through existing masonry walls but this will all be beneath the existing suspended timber floor.
- 6.15 The exterior stonework particularly on the southern and western elevations around the windows has suffered from the loss of detail, delamination and pitting as a consequence of its exposure to the prevailing weather systems. This should be repaired using lime shelter coats, rather than replacing the damaged stones.
- 6.16 The original stone steps at the entrances to the school - front and rear – have been overlaid with concrete that is now much cracked. These will be restored and where possible repaired with new Portland stone. The original Girls' entrance doorway has been blocked up. This will be re-opened and the original door repaired or, if necessary, replaced in replica.

- 6.17 Access to the lofts above the southern hall and class room is not proposed in this conversion. This is because at least it will mean the loss of the original plasterwork ceilings, which do require repairs. However, what is also likely is that any works to these spaces will require significant changes to the structure of the roofs and possibly the complete replacement of much of them.
- 6.18 The walls of the school rooms are covered with a wide range of pipework, ducting and industrial scale heaters and the general paraphernalia associated with school buildings. Most, if not all, of this clutter will be removed.
- 6.19 In following the principles set out above and with the generic approach to design and materials also set out above Grove School can be acceptably sub-divided into 5 residential units, without causing substantial harm to the character or appearance of the listed building.
- 6.20 The following Section considers the conversion of the interior of the School to residential use on an individual unit basis. The photographs of each room are to be found in the Room Record accompanying this Statement. This is cross-referenced with Drawing No 2014 34 02 that numbers the rooms and doors accordingly. This room assessment has then been used to inform the proposed residential conversion of the Grove School in meeting the principles set out above.
- 6.21 The photographs provide a quick visual reference with which to assess the significance of the rooms and how the proposed works may affect it, if at all. It also helps identify where works will enhance this significance (See also Drawing Nos 2014 34 03/04/05/06/07.)

7. Conversion of the Interior of Grove School – Details

The House (Unit 1.)

- 7.1 The House (Unit 1.) is at the northern end of the School and is accessed off the stairwell. The first room (GF1) is the later 1898 extension to the building and encloses part of the stairwell windows. This currently has a modern suspended ceiling which will be removed to expose the original lean-to roof. The stairwell windows will have to be proofed against the transference of sound or fire. However, there is an opportunity to bring the illusion of natural light to the stairwell by installing mirror glass behind the existing windows. This room will be converted to a kitchen.
- 7.2 Room GF2 is the original classroom attached to Hall 1. The doorway (D8) to the hall will be closed off, although the opening will be retained as an alcove/cupboard and this work will be reversible. It is intended to reinstate the corner fireplace. The room currently contains kitchen units and these will be removed.

- 7.3 The room will become the lounge and a staircase to the classroom and toilets above (FF1 & FF2) installed. A mezzanine floor will also be introduced between the two floors to provide a work/study area. The mezzanine will only overhang part of the floor area below, will be well set back from the triple light windows and open to the whole double-height space with a frameless glass balustrade. The first floor classroom will become a bedroom with a mezzanine over the ensuite facilities, as currently exists in this room.
- 7.4 Beyond the proposed lounge rooms GF3 & 4 provide further WC facilities and GF4 is accessed by a rear door (D4). The toilets will be removed and there will be partial demolition of original wall to create a bedroom and bathroom from the existing rooms. A rooflight will be installed in the lean-to roof to bring light into the rooms. The doorway to Hall 1 (D10) will be closed off, although the opening will be retained as an alcove/cupboard and this work will be reversible.
- 7.5 **Summary:** The conversion of the existing rooms (GF1, 2, 3, 4 and FF1 & FF2) will have no effect on the exterior of the listed building. There will be some loss of historic fabric in creating a staircase to the first floor school room and the partial demolition of an internal wall to create the ground floor bedroom. Two doorways will be blocked off (D8 & D10) but will still be 'acknowledged' through the conversion by the retention of original architraves, where they remain in situ, and these works will be reversible. The conversion will also see the removal of all the existing toilet facilities on both floors and the kitchen units on the ground floor.
- 7.6 **Conclusion:** The proposed conversion to a house will retain and in some cases improve the appearance of spaces provided. There will be some loss of historic fabric and effect on the plan form of the School.
- 7.7 It is in regard to the separation of the classrooms from their respective 'halls' that clearly will be considered to have the most effect on the character of the interior of the building. However, if the principle of conversion to residential use is accepted then such subdivision is just one step further in the original plan form that saw rigid segregation of the spaces with very narrow access points between them.
- 7.8 The insertion of mezzanine floor work/study areas does of course have some impact on the appreciation of the volumes of the main rooms. Conversely, they do provide occupants with the opportunity to enjoy these spaces and their relationship with the tall, high cilled windows from different viewpoints. The use of glass and wood in a contemporary manner also means these alterations bring a 'light' touch – metaphorically as well as figuratively - in the changes to these internal spaces.
- 7.9 It is reasonable to conclude that these proposed works enhance the enjoyment of the interior spaces of the building while clearly having an effect on some of the significance of the plan form and the volumes provided.

- 7.10 It can be concluded therefore there is some harm to significance but this must be set against the enhancement of the character of the interior of this part of the building. In the context of the NPPF and the Act the proposed these enhancements and benefit of bringing the School into viable use, that will ensure its long term conservation, must outweigh the minor harm caused by the works of conversion.

North Hall (Unit 2.)

- 7.11 This is the proposed conversion of Hall 1 and a corridor and office with modern partitions (GF5 & 6) at the western end of the hall. It is proposed that the flat would be accessed through the existing door (D14) that has access from the original corridor (GF7) to the Girls' entrance (D2) currently blocked off and which is to be re-opened. This door is flanked by two arched windows that have also been blocked off and these would be restored to provide 'borrowed' light to the proposed new hallway within the flat. The existing doorway to the stairwell (D11) will be retained as an alternative means of access.
- 7.12 The existing doors to Hall 2 (D15) and the proposed House (D8) will be closed off, although the opening will be retained as an alcove or cupboard and this work will be reversible.
- 7.13 The majority of Hall 1 will be retained as an open plan kitchen, dining room and lounge area to the full extent of its double height. This will provide unobscured views of the windows at the eastern end of the hall. The existing fireplace will also be re-instated.
- 7.14 The existing office partitions will be removed and two bedrooms and bathrooms/ensuites will be inserted at the western end of the double height space. However, the L – shaped corridor linking the two doorways will mean that the windows in the western gable will be exposed to their full height and the walls of the two bedrooms beyond will be constructed with 'smart' glass to provide light or privacy as necessary.
- 7.15 A new wooden staircase, with glass balustrade, will provide access to the upper bedroom. The bedroom wall facing out over the double height living area will also be constructed in smart glass.
- 7.16 There are no changes to the external appearance of the building.
- 7.17 **Summary:** It is intended that Hall 1 should be converted into a two bedroomed flat with approximately two thirds of the double height space left open to both sets of windows in the western and eastern gables of the building. Door way links to the other hall and schoolrooms will be closed off, but acknowledged by retaining architraves etc, and these works will be reversible.

- 7.18 The original but currently blocked internal windows will be restored and the existing modern office partitions removed. In addition there will be no harm to the fabric of the building.
- 7.19 **Conclusion:** The heritage significance of the existing hall is of course its proportions and the scale of the double height space. Most of this will remain open but the two bedrooms – one above the other – will obscure views between the windows, which will partly be offset by the use of smart glass in the walls of the bedrooms.
- 7.20 The western window, however, will be fully visible, which currently it is not, because of the office partitions and false ceiling. This is a significant enhancement of this part of the interior of the building as will be the re-instatement of the adjoining internal windows.
- 7.21 The closing off of the doorway to Hall 2 is perhaps the most significant change to the Schools plan form proposed by the conversion of the School. However, in the context of the volume of the spaces involved and the narrowness of this one single doorway the perception of these changes will be very limited.
- 7.22 It can be concluded therefore that there is some harm to the significance of the listed building in the proposed changes to the plan form and the enclosure of part of the double-height space with bedrooms. However, this is offset by the enhancement to the existing features and character arising from the removal of the late 20th century alterations to the hall.
- 7.23 In the context of the NPPF and the Act the proposed enhancements and ensuring the School's long term conservation, must outweigh the harm caused to the significance of the hall's space and the School's plan form by the works of conversion.

South Hall (Unit3.)

- 7.24 This is the proposed conversion of Hall 2. It is proposed that the flat would be accessed through the existing door (D16) that has access from the original corridor (GF7) to the Girls' entrance currently blocked off that is to be re-opened (D2).
- 7.25 The existing doors to Hall 2 (D15) and the proposed Schoolrooms conversion (D17 & D18) will be closed off, although the openings will be retained as alcoves or cupboards, and this work will be reversible.
- 7.26 The majority of Hall 1 will be retained as an open plan living area with a kitchen to the full extent of its double height. This will provide unobscured views of the windows at the southern end of the hall and the set of three double windows along the western elevation.
- 7.27 The ground floor bedroom will be lit from an existing double height window.

However, this will be subdivided at the transom by the mezzanine for the second bedroom above. There are no other windows at the northern end of the hall and this is the only window in the building that will be divided by the insertion of a new floor.

- 7.28 A new wooden staircase, with glass balustrade, will provide access to the upper bedroom. The bedroom walls facing out over the double height living area will be constructed in smart glass to provide light or privacy as necessary.
- 7.29 The attic above is inaccessible and although probably capable of conversion to more rooms this would probably result in the loss of historic fabric in creating it. Almost certainly the original ceiling would be lost, although it does need extensive repair, but there would probably be the need for significant structural alterations. This could cause significant harm to the fabric of the School and consequently is considered to be unacceptable.
- 7.30 There are no changes to the external appearance of the building.
- 7.31 **Summary:** It is intended that Hall 2 should be converted into a two bedroomed flat with approximately two thirds of the double height space left open to both sets of windows in the western elevation and southern gable of the building. Door way links to the other hall and schoolrooms will be closed off, but acknowledged by retaining architraves etc, and these works will be reversible.
- 7.32 There will be no harm to the fabric of the building and the re-opening of the original external doorway will enhance the external and internal appearance of the building
- 7.33 **Conclusion:** The heritage significance of the existing hall is of course its proportions and the scale of the double height space and the tall windows that light it. Most of this will remain open and all the principal windows will still light the space. The two bedrooms – one above the other – will reduce the volume of the space but this will be partly offset by the use of smart glass in the walls of the mezzanine bedroom.
- 7,34 The closing off of the doorway to Hall 1 is perhaps the most significant change to the Schools plan form proposed by the conversion of the School. However, as mentioned above the ‘cruciform’ plan form referred to in the listing description is, internally, significantly compromised by the other school rooms – original or otherwise.
- 7.35 It can be concluded therefore that there is some harm to the significance of the listed building in the proposed changes to the plan form and the enclosure of part of the double-height space with bedrooms.
- 7.36 In the context of the NPPF and the Act ensuring the School’s long term conservation, must outweigh the harm caused to the significance of the hall’s space and the School’s plan form by the works of conversion.

The Schoolrooms (Unit 4).

- 7.37 This conversion is based on the schoolrooms attached to Hall 2 (GF8, 9 & 10) - the south east 'wing' of the School. It is proposed that this unit will be accessed by the rear doorway (D5) on the north east elevation, which is currently within the modern conservatory which will be demolished. GF8 and GF9 are toilets and corridor respectively and these will be converted to a kitchen/dining area following the removal of the toilets and modern partitions. Conservation style rooflights will be installed to enhance the character of the rooms and to replace the existing modern one.
- 7.38 The existing schoolroom will become a lounge. The only addition will be a staircase to a mezzanine bedroom with ensuite facilities. The bedroom will be set back from the double windows with only frameless glass balustrading separating the room from the ground floor. It is intended to reinstate the fireplace in this room.
- 7.39 The attic above is inaccessible and although probably capable of conversion to another room this would probably result in the loss of historic fabric in creating it.
- 7.40 The doorways to Hall 2 (D17 &18) will be closed off, although the opening will be retained as an alcove/cupboard and this work will be reversible.
- 7.41 **Summary:** The conversion of the existing rooms will have limited effect on the exterior of the listed building by the insertion of small rooflights to replace the existing. There will be no loss of historic fabric, arising from these works. Two doorways will be blocked off but these will still be 'acknowledged' by the retention of existing architraves etc and these works will be reversible. The conversion will also see the removal of all the existing toilet facilities on the ground floor.
- 7.42 **Conclusion:** The proposed conversion will retain, and in part, improve the form and appearance of spaces provided. It will also enhance the character of the interior of this part of the building through greater appreciation of the double height windows from within the building. There is no loss of historic fabric and limited effect on the original plan form of the School. The removal of the modern conservatory will also considerably enhance the appearance of the exterior of the building.
- 7.43 In the context of the NPPF and the Act the proposed enhancements and benefit of bringing the School into viable use, that will ensure its long term conservation, must outweigh the minor harm caused by these works of conversion.

Upper Hall (Unit 5.)

- 7.44 This is the proposed conversion of Hall 3 on the first floor. This sits immediately above Hall 1 and also runs west to east. Access will be through the existing doorway

- (D21) at the top of the stairs. The existing doorway to the classroom (FF1 & 2) will be closed off, although the opening will be retained as an alcove or cupboard and this work will be reversible.
- 7.45 The majority of Hall 3 will be retained as an open plan living area to the full extent of its double height. This will provide unobscured views of the windows at the eastern end of the hall. The existing fireplace will also be re-instated.
- 7.46 Two bedrooms and bathrooms/ensuites will be inserted at the western end of the double height space. However, the windows in the western gable will be exposed to their full height and the wall of the mezzanine bedroom will be constructed with 'smart' glass to provide light or privacy as necessary, as will part of the wall facing out over the double height living area.
- 7.47 A new wooden staircase, with glass balustrade, will provide access to the upper bedroom.
- 7.48 There are no changes to the external appearance of the building.
- 7.49 **Summary:** It is intended that Hall 3 should be converted into a two bedroomed flat with approximately two thirds of the double height space left open to both sets of windows in the western and eastern gables of the building. The doorway link to the first floor classroom will be closed off, but acknowledged by retaining architraves etc, and these works will be reversible.
- 7.50 There will be no harm to the fabric of the building. And no external alterations are proposed.
- 7.51 **Conclusion:** The heritage significance of the existing hall is of course its proportions and the scale of the double height space. Most of this will remain open but the two bedrooms – one above the other – will obscure views between the windows, which will partly be offset by the use of smart glass in the walls of the bedrooms.
- 7.52 The western window, however, will remain fully visible, as of course will the eastern window.
- 7.53 The closing off of the doorway to the first floor classroom is perhaps the most significant change to the Schools plan form proposed by the conversion of the School. However, in the context of the volume of the spaces involved and the narrowness of this one single doorway the perception of these changes will be very limited. It is also worth noting that the 'cruciform' plan form referred to in the listing description is not apparent at all internally on the first floor.
- 7.54 It can be concluded therefore that there is some harm to the significance of the listed building in the proposed changes to the plan form and the enclosure of part of the double-height space with bedrooms.

- 7.55 In the context of the NPPF and the Act the proposed enhancements and ensuring the School's long term conservation, must outweigh the harm caused to the significance of the hall's space and the School's plan form by the works of conversion.
- 7.56 Any prospective owner or owners of the building would seek to make best use of the double-height spaces and this could proceed in an ad hoc and disjointed fashion in the future. By addressing this issue at this stage these proposals provide a consistent, coordinated, over-arching design ethos, with high quality finishes to the interior of the School, which is of its time for its new use. Very much as the original design was in 1872.

8. Setting and Access

- 8.1 The setting of the School is also of considerable significance and specifically referred to in the listed building description. (See photographs in the Setting and Access document). This will essentially be unchanged, with one exception. This is the need to create a vehicular access to the School to provide off-street car parking for the proposed residential units. This is considered essential because of the Schools location on a sharp bend in the road and the consequent no on-street parking restrictions in front of it.
- 8.2 Therefore, to provide an economically sustainable and marketable conversion of the school it will be necessary to carefully construct a vehicular access through the Grove Road boundary wall. This will be to the north of the building, between the School House and the School. See Drawing Nos 2014 34 07 & 08 and the photographs in Setting and Access document.
- 8.3 All the entrances to the School, School House and the Church of St Peter's have very large Portland stone piers with very large pyramidal copings to them, whether for pedestrian or vehicular access (The School has four such piers – the Boys' and Girls' gates. The School House has four – two for pedestrians and two for a carriage/cart. The Church of St Peter's has five – a combined pedestrian and carriage entrance and another pedestrian entrance. All have gates of the same design but in varying states of repair.
- 8.4 The School wall to Grove Road is of ashlar Portland stone with a deep triangular coping on top. This wall extends from the southern end of the School's playground round to and In front of the School House and the Church. It is broken only by the gateways and is mentioned in the listing description.
- 8.5 To the north of the School with a playground behind there are two steps in the wall. It is intended to carefully take down the middle section of this wall and build two piers at either end in Portland stone to replicate the existing piers in this wall. In addition double gates will be made to match the existing originals. At 3.4 metres the

width between the two piers is greater than that for the original carriage/cart entrances. However, to make it any narrower could make the entrance unacceptable to the Highway Authority.

- 8.6 In the context of the setting of the School the construction of accurately detailed piers and gates in Portland stone and timber could be said not to cause harm to it. It could also be argued that the high security fence and razor wire to the YOI beyond the high boundary wall in the background would be offset by providing these new piers in the 'foreground' – an enhancement rather than harm.
- 8.7 However, it is indisputable that approximately six metres of wall will be removed from the edge of Grove Road. It is intended that this section of wall will be rebuilt within the School's grounds, at a location to be agreed. Despite the reuse of the stone there is some harm to the wall through this demolition. However, most of the wall to the School will remain in place and therefore it cannot be argued that this harm is substantial because the impact of these works on significance is not so serious that very much, if not all, of the significance is drained away.
- 8.8 The works also have to be considered in the context of their effect on the character and appearance of the Grove Conservation Area and the need to preserve or enhance its appearance or character. In this regard clearly the removal of the wall does not preserve its appearance. Alternatively the creation of a new entrance with Portland stone piers and wooden gates provides a new architectural feature in the street scene of high quality that can be considered to enhance the character and appearance of the area. Therefore on balance these works are in accordance with Section 72 of the Act.
- 8.9 These works, however, are considered essential to ensure the economic sustainability of the conversion in making the residential units marketable. Consequently assuring the much needed repair and restoration of the exterior of the School and its long term conservation as a Grade II* listed building.
- 8.10 This is of particular relevance in the context of the two vacant listed buildings nearby and where the Church of St Peter's future community use is hampered by the fact that there is no off-street car parking available on land owned by the church.
- 8.11 The off-street car parking will supply sufficient spaces for one per unit of accommodation.
- 8.12 The grounds of the school will remain essentially undivided and will be laid out with mainly hard landscaping surfaces to be agreed with the local planning authority. The applicant will establish a management company to administer all the external spaces and no sub-division of the grounds for the individual units is intended.
- 8.13 The existing triangles of soft landscaping have some merit and this planting will be augmented in a scheme to be agreed with the Borough Planning Authority. In

addition the existing sycamore trees in this part of the Grove Conservation Area have an architectural quality about them. To match this quality it is suggested that two specimen trees be planted in the north west and south west corners of the School grounds, which over time will augment the exceptional quality of this treed townscape.

- 8.14 A Portland stone-walled bin store will be provided in the north east corner of the school grounds. The existing plastic door in the rear stone dividing wall will be replaced with a framed, ledged and braced wooden door

Access to the Building

- 8.15 Access to the building for those with mobility disabilities is of course constrained by the steps at all the entrances to the suspended floor within. Access to each residential unit is also limited by the existing, original narrow doorways. In the context of the Grade II* listing of the building these problems seem irresolvable.

9. Summary of the Proposals

- 9.1 It is proposed to convert the Grove School into five units of residential accommodation.
- 9.2 The works proposed apart from the insertion of Conservation rooflights to two rear roof slopes will not change the external appearance or character of the building.
- 9.3 The works will involve the repair and restoration of the exterior of the building, which in places is in poor condition and suffered from theft or vandalism.
- 9.4 The School will be enhanced by the removal of the modern extensions to the rear of the building and the internal paraphernalia and facilities associated with 20th/ 21st century education.
- 9.5 The conversion of the interior of the School will in accordance with the principles set out in the *Ethics of Building Conservation* adopted by the Borough Council.
- 9.6 To convert the school to economically sustainable residential use there is some effect on the plan form of the building and the double height spaces within it. However, the cruciform plan form referred to is not evident from within, particularly in the context of the additional rooms – original or otherwise.
- 9.7 Each ‘hall’ and set of school rooms is separated one from the other to provide the five units of accommodation. This further subdivision is achieved with very little change to the fabric of the building because of the narrowness of the doors involved and could be easily reversed.

- 9.8 The only significant loss of fabric arises from constructing a staircase between the ground floor and first floor in Unit 1.
- 9.9 All of the principal windows within the building remain fully visible for their full height.
- 9.10 The three 'halls' still retain the full volume of the double height spaces for approximately two thirds of their length as living/work spaces.
- 9.11 The bedrooms to the halls – two in each – use 'smart' glass wherever possible to open up the interior of the building as much as possible to its occupants. This enables the long sight lines and the entirety of the spaces still to be 'read'.
- 9.12 The new staircases, wherever possible, will attempt to follow the form of the original stone staircase. All balustrades to the proposed mezzanines use frameless glass. The proposed staircases will, where practicable, will have glass treads and balustrades, although timber newel posts may prove necessary for the balustrading. These works should bring an actual as well as metaphorical 'light' touch to the works.
- 9.13 The school rooms off the halls will have mezzanine levels for informal use with frameless glass balustrading.
- 9.14 Car parking will be provided on the playground to the north of the school by means of a new vehicular access. This access will have Portland stone piers and copings, and timber gates that replicate the existing originals.

10. Conclusion

- 10.1 The Grove School is no longer required for educational purposes on the Island.
- 10.2 In the context of two other listed buildings nearby and identified for community use it is unrealistic to expect such uses to be found for another, particularly considering how long both the others have lain vacant.
- 10.3 The only economically sustainable use for the School to ensure its long term conservation as a Grade II* listed building is its conversion to residential use.
- 10.4 The proposed works will not harm the significance of the exterior of the building. On the contrary the works of repair and restoration will enhance its external appearance.
- 10.5 Some of the proposed works of repair and restoration will enhance the interior of the building.
- 10.6 The further subdivision of the building and the insertion of mezzanine levels and

bedrooms does affect the significance of the interior of the building. However, it also provides future occupants an alternative means of appreciating the spaces and the relationship with the double height windows and views out – not otherwise available because of the high cills.

- 10.7 The use of a fire protection ‘misting’ system and the use of glass and smart glass ensure that there are still large double height spaces throughout the converted building. It can be said that this somewhat utilitarian interior of this building will be enhanced by the innovative use of contemporary materials and attention to good design.
- 10.8 Soundproofing and fire resistance, where necessary, can be achieved between the existing floor joists. The proposed use of a fire control misting system is also less harmful to the fabric of the building than more visually intrusive physical ‘passive’ structures, such as partitions and fire doors.
- 10.9 There are some bold interventions proposed in regard to this proposed conversion. However, these seem to work with the character of the building and provide a sympathetic but clearly 21st century iteration in the form and use of the building.
- 10.10 There is minimal loss of fabric within School and in terms of the significance of the character of the listed building no harm can be attributed to this loss. Even if this were so, this must be weighed against the public benefit of bringing the building into a sustainable use.
- 10.11 The proposals do seek to maintain the internal character of the building, while converting it to its new use and to undertake much needed repair and restoration of this Grade II* listed building. However, there are changes to the interior that can be considered to cause some harm to the character of the double-height spaces within the building. This harm though is less than substantial.
- 10.12 The proposed works would seem to provide an appropriate balance between economic and social viability and protecting the significance of the heritage asset. Therefore, on balance, the public benefits of this proposal and its sustainability outweigh the less than substantial harm that may be considered to arise from the effect on the interior of the building.
- 10.13 The construction of a new vehicular access will result in the loss of part of the School wall. However, the proposed stone piers and timber gates, replicating the originals, should on balance mean these works have a neutral effect on the character and appearance of the Grove Conservation Area.
- 10.14 The provision of off-street car parking also means the proposed residential units are more marketable, thus ensuring the long term preservation of this Grade II* listed building. This is a public benefit for the Island that should outweigh any harm to the setting caused by these works. This is of particular relevance in the context of the

two vacant listed buildings nearby.

- 10.15 The proposed development provides a balance between a viable use for this listed building while protecting and enhancing it as a heritage asset. Consequently it meets the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the guidelines of the National Planning Policy Framework and Local Plan policies. Therefore listed building consent and planning permission should be granted by Weymouth and Portland Borough Council as the local planning authority for these proposed works.

Appendix 1: List Description

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List Entry Number: 1205631

GROVE COUNTY PRIMARY SCHOOL WITH REAR BOUNDARY WALL, GROVE ROAD

Grade: II*

Date first listed: 21-Sep-1978

Date of most recent amendment: 17-May-1993

Details

PORTLAND

SY67SE GROVE ROAD, Grove

969-1/1/137 (North East side)

21/09/78 Grove County Primary School with rear boundary wall

(Formerly Listed as: GROVE ROAD, Grove (North East side) Grove County Infant School

GV II*

School. Opened September 2nd 1872. Probably from the office of Capt. Edmund du Cane, RE, designer of St. Peter's Church(qv).

Portland ashlar, slate roofs. A richly detailed and confidently handled Romanesque Revival building with a cruciform plan. Lofty 2-storey gabled units to NE and W, and a lower single-storey hall unit to the S (right). A boys' entrance to the left and girls' to the right gave access to a long, narrow, full-depth hall on two floors, with the infants' hall to the right. In the re-entrant angles are single-storey units, with a further extension of 1898 to the left, partly rebuilt in the late C20.

Exterior: has round-arched windows set to single or paired shafts and responds; in the high gables are paired lights under an oculus with a sunk panel within the containing arch. Steeply-pitched roofs have coped gables, and small-scale Lombard bands at the eaves, concealing ventilation openings to the halls.

One large and 2 smaller heavily modelled eaves stacks. A complex fenestration includes groups of 3 lights to an outer shafted screen under the 3 main gables, and 3 paired lights similarly to the lower hall. The lean-to entrance lobby has 4 simpler arched windows. Deep glacis-like sloping cills, various string and lintel bands. To the left of main gable to street is a plank door in arched entry; the corresponding entry to the right is now (1991) blocked.

Interior: a stone open-well cantilevered stair in the left-hand lobby gives access to the boys' hall at first floor; simply detailed, with iron handrail and alternate twisted iron balusters. Upper hall has a 5-bay arch-braced roof, lower hall has moulded cornice. Off the left-hand side of each hall is a large classroom, in the N wing, and to the right at ground floor the long former infants' hall. This has a series of sealed ventilators at eaves level each side and a large classroom opens off to the left.

Subsidiary Features: a lofty stone wall divides the playground at the rear of the building, and there are substantial remains of the former privy blocks set back against the outer boundary wall. The boundary walls to The Grove (qv) are also important to the setting of the School.

The School log books and punishment book are retained, also an architect's development drawing (unsigned) in pencil, dated 22/06/63. This is a precious document, which shows an earlier version of the

Heritage and Design Statement: The Grove School, Grove Road, Portland

building with 3 lofty dormers to the infants' wing.

The log book records for September 2nd 1872 include: "This day we opened the new School, 71 in attendance. Addresses were made

..... Rev. G. Taylor exhorting the boys to perseverance, diligence, and to careful attention to the School's ordinary work" Edward W. Moore was at that time the Master.

The building is a very lively and carefully articulated design, little altered within, and, with the supporting documents, an important survival of C19 social history. It forms part of a major group of buildings - developed as a result of the establishment of the prison here (established 1848) - comprising Church, Vicarage, School House, School, and Alma Terrace (qqv).

National Grid Reference: SY 69954 72555

Appendix 2: National Planning Policy Framework

Paragraphs:

7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
8. These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities.

Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,²⁹ including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

131 In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness.

Appendix 3: Weymouth and Portland Local Plan 2005

Policy B1 General Design Criteria

Development will only be permitted where the siting, design, scale, and mass are in character with the surrounding area, or, where appropriate, provide an architectural statement of the highest quality. All applications will be determined in accordance with the following criteria:

- (i) proposals should help to create layouts of buildings and spaces with a clear identity (eg. Streets and Squares), having regard to the urban form of the area and relationship with adjoining buildings;
- (ii) individual buildings and groups of buildings should be designed with respect for their rural or urban context, and where it is beneficial to the design quality of the locality, they should reinforce the local distinctiveness of the area. Where proposals are for key urban locations e.g. significant corner sites, termination of vistas, or stand alone in the landscape or townscape, they will be permitted only when architectural excellence is achieved;
- (iii) existing topographical landscape and wildlife features, including existing trees, woodland hedgerows, ponds and watercourses should be incorporated into site layouts or, where appropriate, replaced in accordance with policies B2 and N19;
- (iv) development should include hard and/or soft landscaping proposals which should supplement existing features;
- (v) the proposed development should not result in the loss of open space which is important to the setting of existing buildings in the vicinity.
- (vi) Extensions and alterations to existing buildings should be in keeping with the existing building and reflect the position and scale of neighbouring buildings.

Policy B8 Protection of Character of Conservation Areas

Proposals for development in Conservation Areas will be permitted provided that they would preserve or enhance the character or appearance of the area and provided that:

- (i) they would not result in the loss of buildings, open spaces, views or other features which make a positive contribution to the character or appearance of the area;
- (ii) they would not result in a significant loss of garden area, trees, hedges or walls which contribute to the character or appearance of the Conservation Area;
- (iii) they would not result in the loss of architectural features such as windows, doors, chimneys, porches, which contribute to the character or appearance of the conservation area.

Appendix 4: Drawing Numbers List

1. 2014 34 02 Building Survey
2. 2014 34 03 Proposed Ground Floor
3. 2014 34 04 Proposed Ground Floor Mezzanine
4. 2014 34 05 Proposed First Floor
5. 2014 34 06 Proposed First Floor Mezzanine
6. 2014 34 07 Proposed Sections and Street Scene
7. 2014 34 08 Site Plans
8. 2014 34 09 Proposed Elevations